



THE CITY OF SAN DIEGO  
**Historical Resources Board**

DATE ISSUED: September 8, 2011 REPORT NO. HRB-11-061

ATTENTION: Historical Resources Board  
Agenda of September 22, 2011

SUBJECT: **ITEM #16 – Norman and Eleanor Roulette House**

APPLICANT: Marc Anthony Gottuso

LOCATION: 2574 Plum Street, Peninsula Community, Council District 2

DESCRIPTION: Consider the designation of the Norman and Eleanor Roulette House located at 2574 Plum Street as a historical resource.

STAFF RECOMMENDATION

Designate the Norman and Eleanor Roulette House located at 2574 Plum Street as a historical resource with a period of significance of 1927 under HRB Criterion C. The designation excludes the 136 square foot bathroom addition. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic architectural style and retains a good level of architectural integrity from its 1927 period of significance. Specifically, the resource exhibits a side-gabled Mission tile roof; very slight front and rear eaves; boxed side eaves; a large wood-batten paneled entrance door; large fixed-pane and casement windows; and traditional smooth stucco-textured siding on each of the rectangular, balanced and symmetrical facades.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. The building is a one-story house located in the Loma Portal Neighborhood within the Peninsula Community Planning Area.

The historic name of the resource, the Norman and Eleanor Roulette House, has been identified consistent with the Board's adopted naming policy and reflects the names of the original owners who constructed the house as their personal residence.

## ANALYSIS

A historical resource research report and addendum were prepared by Marc Anthony Gottuso, which concludes that the resource is significant under HRB Criterion C. Staff concurs that the site is a significant historical resource under HRB Criterion C. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows:

*CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.*

The subject property at 2574 Plum Street is a one-story Spanish Eclectic home built in 1927 and features a side-gabled Mission tile roof; very slight front and rear eaves; boxed side eaves; a large wood-batten paneled entrance door; large fixed-pane and casement windows; and traditional smooth stucco-textured siding on each of the rectangular, balanced and symmetrical facades. Five circular roof vents are positioned a few inches below the pitch point of each side gable. The stucco over brick chimney is positioned on the east side of the building and is framed by two small, 2-light wood casement windows on each side of the chimney. Both the Plum Street and Dumas Street exposures present a large, fixed pane square picture window framed by 5-light casement windows on each side of the fixed picture window. The rest of the window fenestration consists of wood fixed, wood casement and wood 1-over-1 double-hung units which vary in size, shape, and placement around the structure. The main entrance with the original wood batten door is the main focal point of the resource and is centered in the middle of the rectangular front façade recessed to the inside edge of the frontage wall creating a rectangular stucco inlet which frames the door. A detached garage also constructed in 1927 is located at the southwest corner of the property. The garage structure is comprised of a flat roof surrounded by a parapet wall and a wood door.

The main modification to the structure was a bathroom addition constructed in 1955 by the original owners and located at the rear of the property behind the detached garage. In 2006, the third owner of the property extended this added bathroom by an additional 4 feet. The 2006 addition was reviewed by the Environmental Analysis Section of the City's Development Services Department and was found to be sympathetic to the existing building. Both the 1955 and 2006 bathroom additions are compatible to the existing structure. The additions are located in the rear yard of the property behind the existing detached garage and only the roofline is visible from the street. However, the 1955 and 2006 bathroom additions are not within the period of significance for this resource and are excluded from the designation.

The windows throughout the structure were replaced under the San Diego County Regional Airport Authority's "Quieter Home Program" (QHP) in 2009. The evaluation conducted for the QHP at the time stated that the windows were wood fixed and casement units. All windows were replaced with historically appropriate wood windows as well as one rear wood French door.

The house embodies the distinctive characteristics of the Spanish Eclectic style as described above, and retains integrity to its 1927 date of construction. Therefore, staff recommends designation under HRB Criterion C. The designation shall exclude the 136 square foot bathroom addition.

### OTHER CONSIDERATIONS

If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

### CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Norman and Eleanor Roulette House located at 2574 Plum Street be designated with a period of significance of 1927 under HRB Criterion C as a resource that exhibits the distinctive characteristics of the Spanish Eclectic style. The designation excludes the 136 square foot bathroom addition. Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives.



Jeffrey E. Oakley  
Associate Planner



Cathy Winterrowd  
Principal Planner/HRB Liaison

JO/ks/cw

Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A  
ADOPTED ON 9/22/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/22/2011, to consider the historical designation of the **Norman and Eleanor Roulette House** (owned by Marc A. Gottuso, 2574 Plum Street, San Diego, CA 92106) located at **2574 Plum Street, San Diego, CA 92106**, APN: **450-093-06-00**, further described as BLK 251 LOT 7 in the City of San Diego, County of San Diego, State of California; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. 0**, and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/ site.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the Norman and Eleanor Roulette House on the following finding:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Spanish Eclectic architectural style and retains a good level of architectural integrity from its 1927 period of significance. Specifically, the resource exhibits a side-gabled Mission tile roof; very slight front and rear eaves; boxed side eaves; a large wood-batten paneled entrance door; large fixed-pane and casement windows; and traditional smooth stucco-textured siding on each of the rectangular, balanced and symmetrical facades. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel and exterior of the building and detached garage as Designated Historical Resource **Site No. 0**. The designation excludes the 136 square foot bathroom addition.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote: N/A

BY: \_\_\_\_\_  
JOHN LEMMO, Chair  
Historical Resources Board

APPROVED AS TO FORM AND  
LEGALITY: JAN I. GOLDSMITH,  
CITY ATTORNEY

BY: \_\_\_\_\_  
KEITH BAUERLE  
Deputy City Attorney